

Filipponi - Santa Lucia Bank

1/19/2001

RECORDATION REQUESTED BY:

CHICAGO TITLE COMPANY

WHEN RECORDED MAIL TO:
Santa Lucia Bank
PO Box 6047
Atascadero, CA 93423

Doc No: 2001-043936

Rpt No: 00066707

Official Records
San Luis Obispo Co.
Julie L. Rodewald
Recorder
Jun 19, 2001
Time: 08:00

RF -2 83.00

[24]

TOTAL 83.00

SEND TAX NOTICES TO:

Douglas C. Filipponi, Kathleen Filipponi,
The Glen R. Lewis Family Trust dated
9/12/95, Webber Family Trust dated 7/8/85,
Glen R. Lewis, Marjorie L. Messer 2000
Trust dated 12/5/00 and Ned M. Thompson
and Connie G. Thompson Family Trust
dated 9/11/98
3120 Calf Canyon Rd
Creston, CA 93432

FOR RECORDER'S USE ONLY

259910 REB

DEED OF TRUST

THIS DEED OF TRUST is dated May 25, 2001, among MARJORIE L. MESSER, Trustee of the Marjorie L. Messer 2000 Trust dated December 5, 2000, as to an undivided 22.5% interest; DOUGLAS C. FILIPPONI and KATHLEEN R. FILIPPONI, husband and wife, as Community Property, as to an undivided 45% interest; NED M. THOMPSON and CONNIE G. THOMPSON, Trustees of the Ned M. Thompson and Connie G. Thompson Family Trust, udt September 11, 1998, as to an undivided 22.5% interest; GLEN R. LEWIS, as Trustee of the Glen R. Lewis Family Trust dated September 12, 1995, as to an undivided 5% interest; BURR WEBBER, as Trustee of the Webber Family Trust dated July 8, 1985, as to an undivided 1% interest; GLEN R. LEWIS, by Deed recorded December 21, 1998 as Document No. 1998-084747 of Official Records, as to an undivided 4% interest ("Trustor"); Santa Lucia Bank, whose address is Atascadero Office, PO Box 6047, 7480 El Camino Real, Atascadero, CA 93423 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Santa Lucia Bank, whose address is 7480 El Camino Real, PO Box 6047, Atascadero, CA 93423 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants, transfers and assigns to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in San Luis Obispo County, State of California:

SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF:

The Real Property or its address is commonly known as 5855 Capistrano, Atascadero, CA 93422.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. This is an absolute assignment of Rents made in connection with an obligation secured by real property pursuant to California Civil Code Section 2938. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

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